

**M/S. NEELKAMAL SHANTINAGAR PROPERTIES PVT. LTD.**

**ANNUAL AUDITED ACCOUNTS**

**FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2012**

**MEHTA CHOKSHI & SHAH**

Chartered Accountants

229, Bokadia Mansion,

Princess Street, Mumbai 400 002

Tel. No. : 2205 7309 \* 2208 8743 \* 66334067

Fax : 2205 5432 \* Email : [camcs@vsnl.com](mailto:camcs@vsnl.com)

# GROUP

## NOTICE

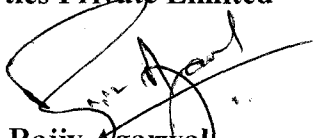
**NOTICE** is hereby given that the Seventh Annual General Meeting of the Members of Neelkamal Shantinagar Properties Private Limited will be held on Saturday, 1<sup>st</sup> September, 2012 at 2.30 p.m at the Registered Office of the Company at DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063 to transact the following business:

### *A G E N D A*

1. To receive, consider and adopt the Audited Balance Sheet of the Company as at 31<sup>st</sup> March, 2012, the Profit and Loss Account for the year ended on that date together with the reports of the Board of Directors and Auditors there on.
2. To appoint a Director in place of Ms. Sunita Goenka who retires by rotation, and being eligible, offers herself for re-appointment.
3. To appoint Auditors and to fix their remuneration.

**"RESOLVED THAT** M/s. Mehta Chokshi & Shah, Chartered Accountants, Mumbai (Reg. No.106201W) the retiring Auditors of the Company, who are not disqualified to act as Auditors of the Company u/s 224(1B) of the Companies Act, 1956, be and are hereby re-appointed as the Statutory Auditors of the Company, to hold office from the conclusion of this Annual General Meeting till the conclusion of the next Annual General Meeting on such remuneration as may be determined by the Board of Directors in consultation with the said auditors plus reimbursement of out of pocket expenses, if any, to be incurred by them in connection with the said audit exclusive of other fees payable for other services, if any, to be rendered by them."

**By order of the Board  
Neelkamal Shantinagar Properties Private Limited**

  
**Rajiv Agarwal  
Director**

**Mumbai,  
Date: 24-05-2012**

### **NOTES:**

- 1) A MEMBER ENTITLED TO ATTEND AND VOTE AT A MEETING IS ENTITLED TO APPOINT ANOTHER PERSON AS HIS PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF AND THE PROXY NEED NOT BE A MEMBER.
- 2) THE INSTRUMENT OF PROXY SHOULD BE DEPOSITED AT THE REGISTERED OFFICE OF THE COMPANY NOT LESS THAN 48 HOURS BEFORE THE COMMENCEMENT OF THE MEETING.

### **NEELKAMAL SHANTINAGAR PROPERTIES PVT. LTD.**

**Regd. Office :** DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063. • Tel.: 91-22-4077 8600 • Fax: 91-22-2841 5550 / 2842 1667  
E-mail: info@dbg.co.in • Website: www.dbrealty.in

# GROUP

## DIRECTORS' REPORT

To  
The Members  
Neelkamal Shantinagar Properties Private Limited

Your Directors are pleased to present the 7<sup>th</sup> Annual Report of your Company together with the Audited Statement of Accounts and the Auditors' Report of your company for the financial year ended, 31st March, 2012

### OPERATION

Your Company along with through a Joint Venture viz. Shree Shantinagar Venture is stated to develop with Shankala Realtors Private Limited for development and construction of a residential complex at Lower Parel, Mumbai.

### FINANCIAL RESULTS:

(Amount in Rs.)

Particulars	F.Y. 2011-12		F Y 2010-11	
	Standalone	Consolidated	Standalone	Consolidated
Gross Income	-	1,87,405	798	1,495
Less: Expenditure	2,08,189	3,95,594	35,23,587	35,24,284
Profit/(Loss) before taxation	(2,08,189)	(2,08,189)	(35,22,789)	(35,22,789)
Less : Tax provision	-		-	
Profit/( Loss ) after taxation	(2,08,189)	(2,08,189)	(35,22,789)	(35,22,789)
Balance brought forward	(65,24,516)	(65,24,516)	(3,001,727)	(3,001,727)
Balance carried to Balance Sheet	(67,32,705)	(67,32,705)	(65,24,516)	(65,24,516)

### DIVIDEND

In the absence of profits, your directors do not recommend any dividend.

### STATUS OF THE COMPANY:

The Company continues to be Wholly Owned Subsidiary Company of D B Realty Limited and accordingly, by virtue of provision of section 3(1)(iv)(c) of the Companies Act, 1956, the Company is Public Company.

### DIRECTORS:

The Board of Directors of the Company is duly constituted. During the year under review, there is no change in the appointment and resignation of the Directors.

Ms. Sunita Goenka, Director of the Company retires by rotation at the ensuing Annual General Meeting and being eligible, offers herself for re-appointment.

# GROUP

## DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to the requirement under Section 217(2AA) of the Companies Act, 1956 with respect to Directors' Responsibility Statement, it is hereby confirmed:

- (i) that in the preparation of the Accounts for the year ended on 31<sup>st</sup> March, 2012, the applicable accounting standards had been followed along with proper explanation relating to material departures;
- (ii) that the Directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the Loss of the Company for that period;
- (iii) that the Directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- (iv) that the Directors had prepared the Accounts for the financial year ended on 31<sup>st</sup> March, 2012 on a going concern basis.

## FIXED DEPOSIT

During the year ended 31<sup>st</sup> March, 2012, the Company has not accepted any fixed deposit.


## PARTICULARS OF EMPLOYEES

The Company did not employ during the year any employee whose particulars are required to be furnished pursuant to Section 217(2A) of the Companies Act, 1956 and the Rules made there under.

## CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO

The Company is not covered by the Schedule of Industries which are required to furnish the information in Form-A, pursuant to Section 217(1)(e) of the Companies Act, 1956 read (with Rule 2 of the Companies (Disclosure of Particulars in the Report of Board of Directors) Rules 1988.

The Company has neither imported any technology nor carried on the business of export or import and therefore the disclosure requirements against technology absorption are not applicable. There is no inflow and outflow of foreign exchange during the year.

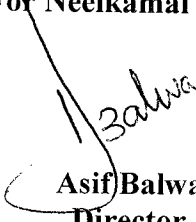
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**AUDITORS**

M/s. Mehta Chokshi & Shah, Chartered Accountants, the Auditors of the Company, retire at the ensuing Annual General Meeting and being eligible offer themselves for reappointment.

You are requested to appoint the Auditors for the year 2012-2013 and fix their remuneration.

On behalf of the board of Directors  
For Neelkamal Shantinagar Properties Private Limited

  
Asif Balwa  
Director

  
Rajiv Agarwal  
Director

Mumbai,  
Date: 24.05.2012

# *Mehta Chokshi & Shah*

## CHARTERED ACCOUNTANTS

### AUDITORS' REPORT

To the Members of,  
**Neelkamal Shantinagar Properties Private Limited**

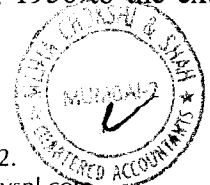
1. We have audited the attached Balance Sheet of **Neelkamal Shantinagar Properties Private Limited** ("the Company") as at 31<sup>st</sup> March, 2012 and the Statement of Profit and Loss and the Cash Flow Statement of the Company for the year ended on that date both annexed thereto. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audit.
2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts and the disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by the management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.
3. As required by the Companies (Auditor's Report) Order, 2003 ('Order'), as amended, issued by the Central Government of India in terms of sub-section (4A) of section 227 of the Companies Act, 1956, we enclose in the Annexure a statement on the matters specified in paragraphs 4 and 5 of the said Order.
4. Further to our comments in the Annexure referred to in paragraph 3 here-in-above, we report that:
  - a. we have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
  - b. in our opinion, proper books of accounts as required by law have been kept by the Company so far as it appears from our examination of the books;
  - c. the Balance Sheet, the statement of Profit and Loss and the Cash Flow Statement dealt with by this report are in agreement with the books of accounts;
  - d. in our opinion, the Balance Sheet, the statement of Profit and Loss and the Cash Flow Statement dealt with by this report are in compliance with the Accounting Standards referred to in sub section (3C) of Section 211 of the Companies Act, 1956 to the extent applicable;

BOKADIA MANSION, 2ND FLOOR, 229, PRINCESS STREET, MUMBAI-400 002.

TEL. : 2205 7309 • 2208 8743 • 6633 4067 • Fax : 2205 5432 • Email : camcs@vsnl.com

A-101, "AADESHWAR" S. V. P. ROAD, (MANDPESHWAR ROAD), BORIVALI (W), MUMBAI - 400 092.

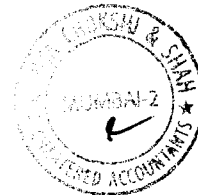
Tel. 2893 0501 • Telefax : 2893 0503



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- e. in respect of the directors, on the basis of written representations received from the them as on March 31, 2012 and taken on record by the Board of Directors, we report that none of the director is disqualified as on March 31, 2012 from being appointed as a director in terms of clause (g) of sub-section (1) of section 274 of the Companies Act, 1956;
- f. in our opinion and to the best of our information and according to the explanations given to us, the said accounts, read together with significant accounting policies and notes thereon, give the information required by The Companies Act, 1956 in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:
- (i) in the case of the Balance Sheet, of the state of affairs of the Company as at 31st March, 2012;
- (ii) in the case of the Statement of Profit and Loss, of the loss for the year ended on that date and;
- (iii) in the case of the Cash Flow Statement, of the cash flows for the year ended on that date.

**For Mehta Chokshi & Shah**  
**Chartered Accountants**  
**Firm Registration Number: 106201W**



  
**(C.M. Shah)**  
**Partner**  
**M.No: 47178**

**Place: Mumbai**  
**Date: 24<sup>th</sup> May, 2012**

**ANNEXURE TO THE AUDITORS' REPORT**  
**(Referred to in paragraph 3 of our report of even date)**

1. Fixed Assets

The Company does not have any Fixed Assets and therefore clause 4(i)(a), 4(i)(b) and 4(i)(c) of the order are not applicable.

2. Inventories

The Company does not have any Inventories and therefore clause 4(ii)(a), 4(ii)(b) and 4(ii)(c) of the order are not applicable.

3. In respect of the loans, secured or unsecured, granted or taken by the Company to or from companies, firms or other parties covered in the register maintained under section 301 of the Companies Act, 1956, according to the information and explanations given to us:

(a) The Company has not granted any loans, secured or unsecured to Companies, firms or other parties covered in the Register maintained under Section 301 of the Companies Act, 1956.

(b) The Company has taken interest free unsecured loans, repayable on demand, from a company listed in the register maintained under section 301 of the Companies Act, 1956. The maximum balance outstanding at any time during the year is Rs.278,989,316/- and the year-end balance of the said loans is Rs. 278,989,316/-.

(c) In our opinion, the terms on which the loans have been taken are prima facie not prejudicial to the interest of the Company. We are informed that the amounts of loans were repaid by the Company as and when demanded and hence, the question of default in repayment thereof does not arise.

4. In the absence of any inventories and fixed assets the disclosure requirements under clause 4 (iv) is not applicable.

5. (a) To the best of our knowledge and belief and according to the information and explanations given to us, the transactions that need to be entered into the register in pursuance of Section 301 of the Companies Act, 1956 have so been entered.

(b) According to the information and the explanations given to us, where such transactions, are in excess of Rs. 5 lacs in respect of each party, the transactions have been made at prices which are prima facie reasonable having regard to the prevailing market prices at the relevant time to the prices at which similar transactions have been made with other parties or as available with the Company.





6. The Company has not accepted any deposits from the public and consequently, the directives issued by the Reserve Bank of India and the provisions of section 58A, 58AA or any other relevant provisions of the Companies Act, 1956 and the rules framed there under are not applicable.
7. The Company is not required to have an internal audit system.
8. The Central Government has not prescribed maintenance of cost records under section 209(1)(d) of the Companies Act, 1956 in respect of the activities carried on by the Company.

**9. Statutory Dues**

- (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts in respect of undisputed statutory dues including Income tax and applicable other statutory dues have been regularly deposited with the appropriate authorities.
  - (b) According to the information and explanations given to us, no undisputed amounts payable in respect of aforesaid statutory dues were in arrears as at March 31, 2012 for a period of more than six months from the date they became payable.
  - (c) According to the information and explanations given to us, there are no disputed dues of Income – tax / Value Added tax / Wealth tax / Service tax / Customs duty / Excise duty / Cess and hence, the requirements of disclosure with respect to the amounts involved and the forums where the disputes are pending are not applicable.
10. The Company's accumulated loss exceeds fifty percent of the Net worth of the Company as at the year end. Further, the company has incurred cash losses in the current financial year as well as in the immediately preceding financial year.
  11. According to the information and explanations given to us there are no borrowings from financial institutions/banks/debenture holders, hence the question of any defaults in repayment of the dues to them does not arise.
  12. The Company has not granted any loans and advances on the basis of security by way of pledge of shares, debentures and other securities. Therefore, the requirements of Clause 4(xii) of the Order are not applicable.
  13. The Company is not a chit fund or a nidhi / mutual benefit fund / society. Therefore, the requirements of Clause 4(xiii) of the Order are not applicable.
  14. The Company is not dealing or trading in shares, securities, debentures and other investments. Therefore, the requirements of Clause 4(xiv) of the Order are not applicable.



15. According to the information and explanations given to us, the Company has not given any guarantee for loans taken by others from banks or financial institutions. Therefore, the requirements of Clause 4(xv) of the Order are not applicable.
16. The Company has not availed of any term loan and therefore clause 4(xvi) of the said order is not applicable.
17. According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we are of the opinion that the funds raised on short – term basis have not been utilized for long term investment and vice versa.
18. The Company has not made any preferential allotment of shares to parties and companies covered in the register maintained under section 301 of the Companies Act, 1956. Therefore, the requirements of Clause 4(xviii) of the Order are not applicable.
19. The Company has not issued any debentures. Therefore, the requirements of Clause 4(xix) of the Order are not applicable.
20. The Company has not raised any monies by way of Public Issue. Therefore, the requirements of Clause 4(xx) of the Order are not applicable.
21. Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per the information and explanations given by the management, we report that no fraud on or by the Company has been noticed or reported during the year.

**For Mehta Chokshi & Shah**  
**Chartered Accountants**  
**Firm Registration Number: 106201W**



**(C.M. Shah)**  
**Partner**  
**M.No: 47178**

**Place: Mumbai**  
**Date: 24<sup>th</sup> May, 2012**

**Neelkamal Shantinagar Properties Private Limited**

**Balance Sheet As At 31st March, 2012**

(Amount in Rupees)

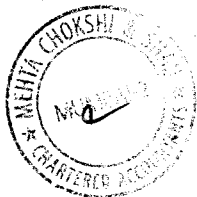
Particulars	Note No.	As at 31st March, 2012	As at 31st March, 2011
<b>Equity and Liabilities</b>			
<b>Shareholders' Funds</b>			
Share Capital	3	160,000	160,000
Reserves and Surplus	4	(6,732,705)	(6,524,516)
<b>Current Liabilities</b>			
Short-Term Borrowings	5	278,989,316	261,289,316
Trade Payables	6	86,290	68,647
Other Current Liabilities	7	2,652,130	290,925
<b>Total</b>		<b>275,155,031</b>	<b>255,284,372</b>
<b>Assets</b>			
<b>Non-Current Assets</b>			
Non-Current Investments	8	274,016,784	254,145,061
Long-Term Loans and Advances	9	401,000	401,000
<b>Current assets</b>			
Cash and Cash Equivalents	10	85,274	86,338
Short-Term Loans and Advances	11	651,973	651,973
<b>Total</b>		<b>275,155,031</b>	<b>255,284,372</b>

Significant accounting policies and notes on Financial Statements 1 to 26

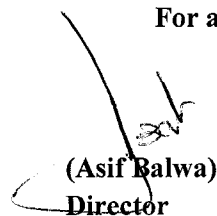
As per our attached report of even date

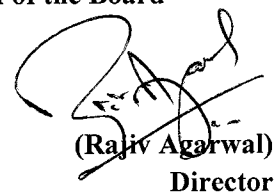
For Mehta Chokshi & Shah  
Chartered Accountants  
Firm Registration No. 106201W

C M Shah  
Partner  
Membership No. : 47178



For and on Behalf of the Board

  
(Asif Balwa)  
Director

  
(Rajiv Agarwal)  
Director

Place : Mumbai  
Date : 24 MAY 2012

Place : Mumbai  
Date : 24 MAY 2012

**Neelkamal Shantinagar Properties Private Limited**

**Statement of Profit and Loss for the year ended 31st March, 2012**

(Amount in Rupees)

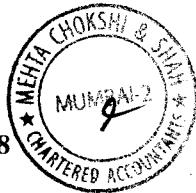
Particulars	Note No.	For the year ended 31st March, 2012	For the year ended 31st March, 2011
<b>Income :</b>			
Revenue from Operations		-	-
Other Income	12	-	798
<b>Total Income</b>		-	798
<b>Expenditure:</b>			
Employee Benefits Expense	13	-	6,000
Other Expenses	14	143,834	68,141
Share of Loss From Joint Venture		64,355	3,449,446
<b>Total Expenditure</b>		208,189	3,523,587
<b>(Loss) Before Tax</b>		(208,189)	(3,522,789)
Tax Expense:			
(1) Current Tax		-	-
(2) Deferred Tax		-	-
<b>(Loss) For The Year</b>		(208,189)	(3,522,789)
Earnings Per Equity Share:			
Basic and Diluted [ Refer Note No 18]		(13.01)	(220.17)

Significant accounting policies and notes on 1 to 26  
Financial Statements

As per our attached report of even date

For Mehta Chokshi & Shah  
Chartered Accountants  
Firm Registration No. 106201W

C M Shah  
Partner  
Membership No. : 47178



For and on Behalf of the Board

(Asif Balwa)  
Director

(Rajiv Agarwal)  
Director

Place : Mumbai

Date : 24 MAY 2012

Place : Mumbai

Date : 24 MAY 2012

**Neelkamal Shantinagar Properties Private Limited**  
**Cash Flow Statement for the year ended 31st March, 2012**

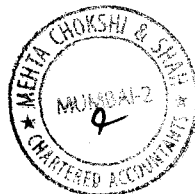
(Amount in Rupees)

Particulars	For the period ended 31st March, 2012	For the period ended 31st March, 2011
<b>Cash Flow From Operating Activities:</b>		
Net loss before taxation and extraordinary items	(208,189)	(3,522,789)
<b>Adjustment for:</b>		
Share of loss from Joint Venture	64,355	3,449,446
<b>Operating Income before working Capital changes</b>	<b>(143,834)</b>	<b>(73,343)</b>
<b>Adjustment for Working Capital Changes:</b>		
(Increase)/Decrease in Loans and Advances	-	9,842
Increase/(Decrease) in Provisions	-	(10,640)
Increase/(Decrease) in Current Liabilities	2,378,848	329,429
<b>Cash used in operations</b>	<b>2,235,014</b>	<b>255,288</b>
Income Tax paid	-	-
<b>Net Cash Generated From Operating Activities</b>	<b>2,235,014</b>	<b>255,288</b>
<b>Cash Flow From Investing Activities:</b>		
Investment in Joint Venture (net)	(19,936,078)	(171,352,347)
<b>Net cash generated from Investing Activities</b>	<b>(19,936,078)</b>	<b>(171,352,347)</b>
<b>Cash Flow From Financing Activities:</b>		
Borrowings (Net)	17,700,000	171,100,000
<b>Net cash generated from financing Activities</b>	<b>17,700,000</b>	<b>171,100,000</b>
<b>Net Decrease in Cash and Cash Equivalents (A+B+C)</b>	<b>(1,064)</b>	<b>2,941</b>
<b>Add: Cash and cash Equivalents (Opening)</b>	<b>86,338</b>	<b>83,396</b>
<b>Cash and cash equivalents (Closing)</b>	<b>85,274</b>	<b>86,338</b>
<b>Cash and cash Equivalents includes:</b>		
Cash on hand	21,922	22,986
Bank Balances	63,352	63,352
	<b>85,274</b>	<b>86,338</b>

As per our attached report of even date

For Mehta Chokshi & Shah  
Chartered Accountants  
Firm Registration No. 106201W

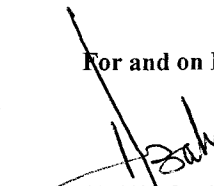
C M Shah  
Partner  
Membership No. : 47178

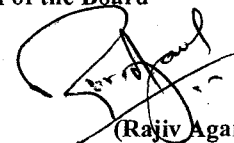


Place : Mumbai

Date : 24 MAY 2012

For and on Behalf of the Board

  
(Asif Balwa)  
Director

  
(Rajiv Agarwal)  
Director

Place : Mumbai

Date : 24 MAY 2012

# ***Neelkamal Shantinagar Properties Private Limited***

## **Notes Forming Part of Financial Statements**

### **1 Company Background**

Neelkamal Shantinagar Properties Private Limited ( The Company) established with an object of Real Estate Development. The Company has entered into a 50: 50 Joint Venture agreement with Shankala Realtors Private Limited for development and construction of a residential complex at Lower Parel, Mumbai in the name and style M/s. Shree Shantinagar Venture (AOP).

### **2 Significant Accounting Policies**

#### **2.1 Basis of preparation of Financial Statements:**

The Financial statements have been prepared in accordance with the Generally Accepted Accounting Principles in India ("GAAP") under the historical cost convention on an accrual basis to comply in all material aspects the mandatory Accounting Standards prescribed by the Central Government, in consultation with National Advisory Committee, Accounting standards, under the Companies (Accounting Standard Rules), 2006 referred to in Sub-Section (3C) of Section 211 of the Companies Act, 1956 and the relevant provisions of the Companies Act, 1956.

2.2 Accounting policies not specifically referred to otherwise are consistent with the generally accounting principles followed by the India.

#### **2.3 Use of Estimates:**

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent liabilities on the date of the financial statements and the reported amounts of revenues and expenses during the period reported. Actual results could differ from those estimates. Any revision to accounting estimates is recognized in accordance with the requirements of the respective accounting standard.

#### **2.4 Borrowing Cost:**

Borrowing costs which have a direct nexus and are directly attributable to the project are charged to the project and other borrowing costs are expensed out as period cost as specified in Accounting Standard (AS 16) on "Borrowing Costs".

#### **2.5 Taxes on Income:**

- i Provision for current tax is made based on the assessable income determined in accordance with the applicable provisions of the Income Tax Act, 1961.
- ii. Deferred tax resulting from "timing differences" between taxable and accounting income is accounted for using the tax rates and laws that are enacted or substantively enacted as on the balance sheet date. The deferred tax asset is recognized and carried forward only to the extent that there is a reasonable/ virtual certainty that the asset will be realized in future.

#### **2.6 Provisions:**

A provision is recognized when an enterprise has a present obligation as a result of past event; it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions are not discounted to its present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

#### **2.7 Contingent Liabilities:**

Contingent liabilities are not provided for in this account, and if any the same is reflected in notes to account.

#### **2.8 Investment:**

Investment is initially recognized at cost and subsequently adjusted by share of loss (if any) attributable to the company.



**Neelkamal Shantinagar Properties Private Limited**

**Notes Forming Part of Financial Statements**

**3 Share Capital**

**3.1 Details of Authorised, Issued, Subscribed and Paid up Share Capital**

Particulars	As at 31st March,2012		As at 31st March,2011	
	Number	Amount in Rs.	Number	Amount in Rs.
<b>Authorised</b>				
Equity Shares of Rs. 10/- each	500,000	5,000,000	50,000	500,000
	500,000	5,000,000	50,000	500,000
<b>Issued</b>				
Equity Shares of Rs. 10/- each	16,000	160,000	16,000	160,000
	16,000	160,000	16,000	160,000
<b>Subscribed &amp; Paid up</b>				
Equity Shares of Rs.10/- each fully paid	16,000	160,000	16,000	160,000
<b>Total</b>	<b>16,000</b>	<b>160,000</b>	<b>16,000</b>	<b>160,000</b>

All of the above Shares carry equal voting rights and there are no restrictions/ preferences attached to above shares.

**3.2 Reconciliation of the outstanding number of shares**

Particulars	Equity Shares		Equity Shares	
	As at 31st March,2012		As at 31st March,2011	
	Number	Amount in Rs.	Number	Amount in Rs.
Shares outstanding at the beginning of the year	16,000	160,000	16,000	160,000
<b>ADD:</b> Shares Issued during the year	-	-	-	-
<b>LESS:</b> Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	16,000	160,000	16,000	160,000

**3.3 Details of number of shares held by Holding Company.**

16,000 Equity Shares (Previous year 16,000) are held by D B Realty Limited , the holding company.

**3.4 The details of shareholders holding more than 5% shares.**

Name of Shareholder	As at 31st March, 2012		As at 31st March, 2011	
	No. of Shares	% of Holding	No. of Shares held	% of Holding
<b>Equity Share</b>				
D B Realty Ltd	16,000	100%	16,000	100%



**Neelkamal Shantinagar Properties Private Limited**  
**Notes Forming Part of Financial Statements**

**4 Reserves & Surplus**

Particulars	As at 31st March, 2012	As at 31st March, 2011
	Amount in Rs	Amount in Rs
<b>Profit and Loss Account</b>		
Opening balance of Profit & Loss Account	(6,524,516)	(3,001,727)
<b>Add:</b> (Loss) for the current year	(208,189)	(3,522,789)
<b>Total</b>	<b>(6,732,705)</b>	<b>(6,524,516)</b>

**5 Short Tem Borrowings**

Particulars	As at 31st March, 2012	As at 31st March, 2011
	Amount in Rs	Amount in Rs
<b>Unsecured loan</b>		
From holding company (Repayable on Demand)	278,989,316	261,289,316
<b>Total</b>	<b>278,989,316</b>	<b>261,289,316</b>

**6 Trade Payables**

Particulars	As at 31st March, 2012	As at 31st March, 2011
	Amount in Rs	Amount in Rs
Micro, Small and Medium Enterprise [Refer Note No.23]	-	-
Others	86,290	68,647
<b>Total</b>	<b>86,290</b>	<b>68,647</b>

**7 Other Current Liabilities**

Particulars	As at 31st March, 2012	As at 31st March, 2011
	Amount in Rs	Amount in Rs
Statutory Liabilities	5,511	4,743
Bank Overdraft	2,646,619	285,466
Outstanding Expenses	-	716
<b>Total</b>	<b>2,652,130</b>	<b>290,925</b>





**Neelkamal Shantinagar Properties Private Limited**  
**Notes Forming Part of Financial Statements**

**8 Non Current Investment**

Particulars	As at 31st March, 2012	As at 31st March, 2011
	Amount in Rs	Amount in Rs
<b>In Joint Venture</b>		
Shree Shantinagar Joint Venture [See Note No.20] (Towards 50% share in Profit/Loss) ( Previous Year 50%)	274,016,784	254,145,061
<b>Total</b>	<b>274,016,784</b>	<b>254,145,061</b>

**9 Long Term Loans & Advances (Unsecured, considered good)**

Particulars	As at 31st March, 2012	As at 31st March, 2011
	Amount in Rs	Amount in Rs
Security Deposits	1,000	1,000
Loan to others	400,000	400,000
<b>Total</b>	<b>401,000</b>	<b>401,000</b>

**10 Cash & Cash Equivalents**

Particulars	As at 31st March, 2012	As at 31st March, 2011
	Amount in Rs	Amount in Rs
Cash in hand	21,922	22,986
Balances with banks	63,352	63,352
<b>Total</b>	<b>85,274</b>	<b>86,338</b>

**11 Short Term Loans & Advances**

Particulars	As at 31st March, 2012	As at 31st March, 2011
	Amount in Rs	Amount in Rs
Tax Deducted at source	651,973	651,973
<b>Total</b>	<b>651,973</b>	<b>651,973</b>

**12 Other Income**

Particulars	For the period ended 31st March, 2012	For the period ended 31st March, 2011
	Amount in Rs	Amount in Rs
Sundry Balances Written back	-	798
<b>Total</b>	<b>-</b>	<b>798</b>



**Neelkamal Shantinagar Properties Private Limited**  
**Notes Forming Part of Financial Statements**

**13 Employee Benefit Expenses**

Particulars	For the period ended 31st March, 2012	For the period ended 31st March, 2011
	Amount in Rs	Amount in Rs
Salaries and incentives	-	6,000
<b>Total</b>	<b>-</b>	<b>6,000</b>

**14 Other Expenses**

Particulars	For the period ended 31st March, 2012	For the period ended 31st March, 2011
	Amount in Rs	Amount in Rs
Audit Fees	79,067	48,017
Professional Fees	31,836	10,830
Miscellaneous Expenses	4,317	3,333
Printing, Postage & Telephone Expenses	28,614	5,961
<b>Total</b>	<b>143,834</b>	<b>68,141</b>



**Neelkamal Shantinagar Properties Private Limited**

**Notes Forming Part of Financial Statements**

- 15 The Company is a subsidiary of D B Realty Limited, which has become a "Public company" w.e.f. 23rd September 2009. Therefore, the Company has become a private company which is a subsidiary of a public company and accordingly, by virtue of provision of section 3(1)(iv)(c) of the Companies Act, 1956, the Company is a public company. The Company continues to use the word "Private Limited" as permitted by law.
- 16 The losses represents, share of loss from joint venture and other administrative expenses. The management is of the view that the company will be able to recoup the losses once the revenue starts getting recognized in the joint venture on achieving the prescribed threshold limit of the total work involved.
- 17 In the absence of any timing difference, no provision for deferred tax needs to be made. In view of loss, no provision for current tax has been provided for.
- 18 **Earnings per Share:**  
As per Accounting Standard-20 "Earning Per Share", the Company's EPS is as under

Particulars	As at 31st March, 2012	As at 31st March, 2011
Net Profit/(Loss) after tax as per Profit & Loss Account	(2,08,189)	(35,22,789)
Weighted average number of equity shares outstanding	16,000	16,000
Basic and Diluted Earnings per share	(13.01)	(220.17)
Face Value per Equity Share	10	10

19 **Breakup of Auditor's Remuneration:**

(Amount in Rupees)

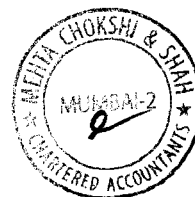
Particulars	For the year ended 31st March, 2012	For the year ended 31st March, 2011
- Audit Fees	25,000	25,000
- Others	26,000	Nil
- Certification Fees	18,000	18,000
- Service Tax	7,622	4,429
<b>Total</b>	<b>76,622</b>	<b>47,429</b>

- 20 The Company has entered into a 50: 50 Joint Venture agreement with Shankala Realtors Private Limited for development and construction of a residential complex at Lower Parel, Mumbai in the name and style M/s. Shree Shantinagar Venture (AOP).

The details of amount invested in AOP are as follows.

(Amount in Rupees)

Particulars	For the year ended 31st March, 2012	For the year ended 31st March, 2011
Opening Balance	254,145,061	86,242,160
Add: Amount invested during the year/period	72,564,221	442,311,218
Less: Amount withdrawn	52,628,143	270,958,871
Less: Share of Loss	64,355	3,449,446
<b>Closing balance</b>	<b>274,016,784</b>	<b>254,145,061</b>



**21 Particular of Investments**

**21.1 Disclosure of financial interest in Venture.**

Name of Venture	Partner Fixed Capital		Share in Profit/Loss %
	As at 31st March, 2012	As at 31st March, 2011	
<b>Shree Shantinagar Venture</b>			
<u>Name of Partners</u>			
Shankala Realtors Private Limited	159,457,558	159,521,914	50%
Neelkamal Shantinagar Properties Private Limited	274,016,784	254,145,062	50%
<b>Total</b>	<b>433,474,342</b>	<b>413,666,976</b>	<b>100%</b>

**21.2** Company's share of interest in the assets, liabilities, incomes and expenses with respect to partnership and limited liability partnership firm on the basis of audited financial statements of partnership firms( as audited by other auditors) as at and for the year ended March 31,2012 are as under :

Name of Venture	Company's Share of			
	Assets	Liabilities	Income	Expenditure
Shree Shantinagar Venture	381,135,969	164,398,798	187,405	251,760
	(347,708,924)	(140,875,437)	(697)	(3,450,143)

Figures in the brackets denote figures belonging to the previous year

**22 Related Parties Disclosure:**

As per Accounting Standard 18 (AS-18) 'Related Party Disclosure', the disclosure of transactions with the related parties as defined in AS-18 is given below.

<u>Name of the related party</u>	<u>Relationship</u>
DB Realty Limited	Holding Company
Shree Shantinagar Venture	Enterprise Significantly influenced by the
Pony Infrastructure & Contractors Limited	Associated Enterprise
Mr. Shahid Balwa	Key Management Personnel (Director)
Mr. Vinod Goenka	Key Management Personnel (Director)

Note: The above related parties are identified by the management and relied upon by the auditors. However there were no transactions with the K.M.P.



The details of transactions with the related parties are as under:

(Amount in Rupees)

Nature of Transaction	With Holding Company	With Associated Enterprise	With Enterprise significantly influenced by the Company
<b>Loans Accepted</b>			
<u>DB Realty Limited</u>			
Opening balance	261,289,316	-	-
	(90,189,316)	(-)	(-)
Loans accepted during the year	80,700,728	-	-
	(466,600,000)	(-)	(-)
Repayment of Loan accepted	63,000,728	-	-
	(295,500,000)	(-)	(-)
Balance Outstanding as at 31 <sup>st</sup> March, 2012	278,989,316	-	-
	(261,289,316)	(-)	(-)
<b>Loans Granted</b>			
<u>Pony Infrastructure &amp; Contractors Limited</u>			
Opening balance	-	-	-
	(-)	(-)	(-)
Loans Granted	-	-	-
	(-)	(98,000,000)	(-)
Repayment of Loans Granted	-	-	-
	(-)	(98,000,000)	(-)
Balance Outstanding as at 31 <sup>st</sup> March, 2012	-	-	-
	(-)	(-)	(-)
<b>Capital Account</b>			
<u>Shree Shantinagar Venture</u>			
Opening Balance	-	-	254,145,061
	(-)	(-)	(86,242,160)
Add: Amount invested during the year/period	-	-	72,564,221
	(-)	(-)	(442,311,218)
Less: Amount withdrawn	-	-	52,628,143
	(-)	(-)	(270,958,871)
Less: Share of Loss	-	-	64,355
	(-)	(-)	(3,449,446)
Closing balance as at 31 <sup>st</sup> March, 2012	-	-	274,016,784
	(-)	(-)	(254,145,061)

Figures in the brackets denote figures belonging to the previous year



23 Details of dues to Micro, Small and Medium Enterprises as per MSMED Act, 2006

(Amount in Rupees)

Particulars	Year Ended 31st March, 2012	Year Ended 31st March, 2011
Principal Amount outstanding to suppliers under MSMED Act, 2006 beyond the appointed date	-	-
Interest accrued on the amount due to suppliers under MSMED Act on the above amount	-	-
Payment made to suppliers (Other than interest) beyond the appointed date during the year	-	-
Interest paid to suppliers under MSMED Act (other than Section 16)	-	-
Interest paid to suppliers under MSMED Act (Section 16)	-	-
Interest due and payable to suppliers under MSMED Act for payments already made.	-	-
Interest accrued and remaining unpaid at the end of the year to suppliers under MSMED.	-	-
<b>Total</b>	-	-

**Note:** The above information is compiled by the Company on the basis of the information made available by vendors and the same has been relied upon by the Auditors.

- 24 Trade paybles in the Financial Statement are subject to confirmation. As per the representation of the management the same are good for payable/receivable.
- 25 Previous year figures have been re-grouped and re-classified wherever necessary to make them comparable with current year figures.
- 26 The amount in the Balance Sheet and Profit and Loss Account are rounded off to nearest rupee.

Signatures to Notes to Financial Statements 1 to 26

For Mehta Chokshi & Shah  
Chartered Accountants  
Firm Registration No. 106201W

C M Shah  
PARTNER  
Membership No. : 47178



Place : Mumbai

Date : 24 MAY 2012

For and on Behalf of the Board

(Asif Balwa)  
Director

(Rajiv Agarwal)  
Director

Place : Mumbai

Date : 24 MAY 2012